

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1303/35 ALBERT ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

902/35 ALBERT ROAD MELBOURNE VIC 3004	\$632,000	05-Feb-24
1113/35 ALBERT ROAD MELBOURNE VIC 3004	\$610,000	05-Feb-24
1508/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$650,000	11-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 March 2024

**902/35 ALBERT ROAD
MELBOURNE VIC 3004**

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Sold Price

RS

\$632,000

Sold Date

05-Feb-24

Distance

0km**1113/35 ALBERT ROAD
MELBOURNE VIC 3004**

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Sold Price

RS

\$610,000

Sold Date

05-Feb-24

Distance

0.02km**1508/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

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Sold Price

RS

\$650,000

Sold Date

11-Mar-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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